046.A	0002	0112.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	713,800	/	713,800
USE VALUE:	713,800	/	713,800
ASSESSED:	713,800	/	713,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #: 112

Owner 1:	MARSON LISA F
Owner 2:	
Owner 3:	
Street 1:	112 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARINO PAUL -
Owner 2:	\ -
Street 1:	14 NASSAU DR
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1790 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	710,800	3,000		713,800
Total Card	0.000	710,800	3,000		713,800
Total Parcel	0.000	710,800	3,000		713,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.77 | /Parcel: 398.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 311378
GIS Ref:
GIS Ref:
Insp Date: 07/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.A-0002-0112.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	700,400	3000	.		703,400	703,400	Year End Roll	12/18/2019
2019	102	FV	622,700	3000	.		625,700	625,700	Year End Roll	1/3/2019
2018	102	FV	552,700	3000	.		555,700	555,700	Year End Roll	12/20/2017
2017	102	FV	505,300	3000	.		508,300	508,300	Year End Roll	1/3/2017
2016	102	FV	505,300	3000	.		508,300	508,300	Year End	1/4/2016
2015	102	FV	460,600	3000	.		463,600	463,600	Year End Roll	12/11/2014
2014	102	FV	440,300	3000	.		443,300	443,300	Year End Roll	12/16/2013
2013	102	FV	440,300	3000	.		443,300	443,300		12/13/2012

!15730!

PRINT

Date	Time
12/11/20	05:24:58

LAST REV

Date	Time
07/11/18	14:49:18
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15730

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO PAUL,	53457-244		8/27/2009		490,000	No	No		

USER DEFINED

Prior Id # 1:	32440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Measured	DGM	D Mann
4/22/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8118																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.23659217
Const Adj.:	0.94031191
Adj $ / SQ:	343.021
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745093
Depreciation:	34274
Depreciated Total:	710818

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	358.46
Special Features:	0	Val/Su Net:	397.09
Final Total:	710800	Val/Su SzAd	397.09

SKETCH

UnSketched SubAreas:
GLA: 1790,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,790	343.020	614,007

Net Sketched Area:	1,790			Total:	614,007
Size Ad	1790	Gross Are	1790	FinArea	1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0002-0112.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	F	AV	1923	24.75	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc